179.0	0004	0010.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 737,600 / 737,600
					USE VALUE: 737,600 / 737,600
					ASSESSED: 737,600 / 737,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
222		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CIAMPA THOMAS M/ TRUSTEE
Owner 2:	CHARLES J CIAMPA 2018 IRREVOCA
Owner 3:	JOSEPHINE C CIAMPA 2018 IRREVO
Street 1:	C/O CHARLES CIAMPA
Street 2:	222 SYLVIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CIAMPA CHARLES & JOSEPHINE -
Owner 2:	-
Street 1:	222 SYLVIA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,447 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1978, having primarily Vinyl Exterior and 2053 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6447.000	308,200		429,400	737,600
Total Card	0.148	308,200		429,400	737,600
Total Parcel	0.148	308,200		429,400	737,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.21 | /Parcel: 359.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121558

GIS Ref

GIS Ref

Insp Date 07/19/18

!14083!

PREVIOUS ASSESSMENT

Parcel ID 179.0-0004-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	308,300	0	6,447.	429,400	737,700	737,700	Year End Roll	12/18/2019
2019	101	FV	281,600	0	6,447.	423,300	704,900	704,900	Year End Roll	1/3/2019
2018	101	FV	281,600	0	6,447.	325,100	606,700	606,700	Year End Roll	12/20/2017
2017	101	FV	281,600	0	6,447.	306,700	588,300	588,300	Year End Roll	1/3/2017
2016	101	FV	281,600	0	6,447.	282,200	563,800	563,800	Year End	1/4/2016
2015	101	FV	261,100	0	6,447.	263,800	524,900	524,900	Year End Roll	12/11/2014
2014	101	FV	261,100	0	6,447.	242,900	504,000	504,000	Year End Roll	12/16/2013
2013	101	FV	261,100	0	6,447.	242,900	504,000	504,000		12/13/2012

PRINT

Date	Time
12/11/20	03:57:48

LAST REV

Date	Time
10/10/19	13:26:54

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14083

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIAMPA CHARLES	73288-144	1	9/16/2019	Convenience	10	No	No		
WEXLER SUSAN -	22155-393		6/25/1992		235,000	No	No		Y

USER DEFINED

Prior Id # 1:	121558
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2018	1882	Re-Roof	15,722	C				
3/21/2017	300	Solar Pa	2,094	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	BS	Barbara S
1/5/2009	Meas/Inspect	345	PATRIOT
12/21/1999	Meas/Inspect	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6447		Sq. Ft.	Site		0	70.	0.95	6									429,389						429,400	

Total AC/HA: 0.14800 | Total SF/SM: 6447 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 429,389 | Spl Credit | Total: 429,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1978	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	21.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	21.2	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	126.942
Other Features:	124971
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391168
Depreciation:	82928
Depreciated Total:	308240

COMMENTS

PDAS. KITCHENETTE IN BMT.. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

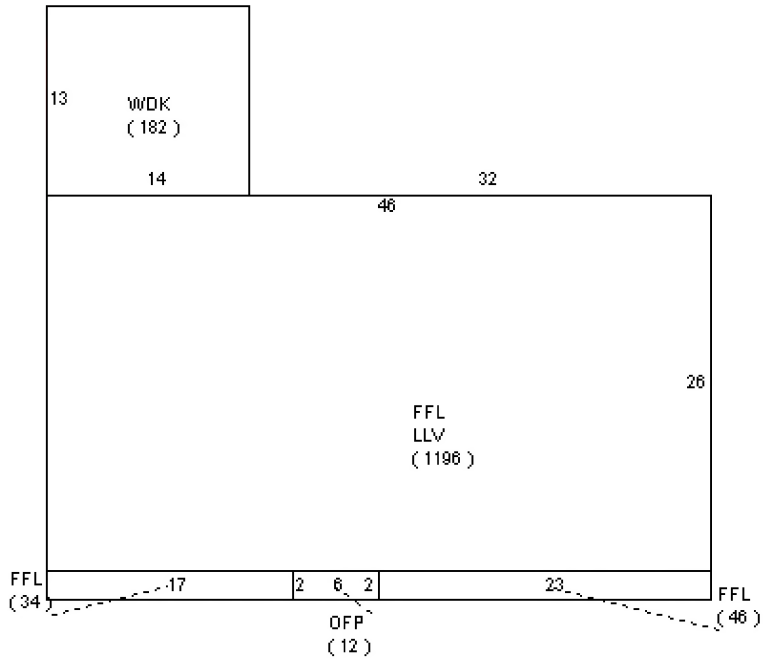
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	126.94
Special Features:	0	Val/Su Net:	115.60
Final Total:	308200	Val/Su SzAd	241.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,276	126.940	161,978
LLV	Lower Level	1,196	84.970	101,626
WDK	Deck	182	11.380	2,071
OFP	Open Porch	12	43.550	523

Net Sketched Area:	2,666			Total:	266,198
Size Ad	1276	Gross Are	2666	FinArea	2053

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0004-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1996	0.00	T	18.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	